

177.0

0002

0017.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

878,600 / 878,600

USE VALUE:

878,600 / 878,600

ASSESSED:

878,600 / 878,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
119		RUBLEE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	MANNA DOMINICK & ANGELA
Owner 2:	
Owner 3:	

Street 1: 119 RUBLEE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: FORREST HAZEL A -

Owner 2: -

Street 1: 119 RUBLEE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,125 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Wood Shingle Exterior and 2681 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.99	6									422,623						422,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		6125.000	456,000		422,600	878,600		
Total Card		0.141	456,000		422,600	878,600	Entered Lot Size	
Total Parcel		0.141	456,000		422,600	878,600	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	327.71	/Parcel: 327.7	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Parcel ID								
177.0-0002-0017.B								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	456,000	0	6,125.	422,600	878,600	878,600 Year End Roll
2019	101	FV	338,500	0	6,125.	416,600	755,100	755,100 Year End Roll
2018	101	FV	288,400	0	6,125.	320,000	608,400	608,400 Year End Roll
2017	101	FV	288,400	0	6,125.	301,900	590,300	590,300 Year End Roll
2016	101	FV	288,400	0	6,125.	277,700	566,100	566,100 Year End
2015	101	FV	281,600	0	6,125.	259,600	541,200	541,200 Year End Roll
2014	101	FV	281,600	0	6,125.	239,100	520,700	520,700 Year End Roll
2013	101	FV	281,600	0	6,125.	239,100	520,700	520,700

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FORREST HAZEL A	71558-40	1	8/30/2018		1,000,000	No	No		
PERRY CHARLES A	49486-467		5/23/2007	Family	99	No	No		
	9851-337		1/1/1901	Family		No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/27/2010	57	Redo Bas	88,500	C				NEW DECK / NEW 2ND
11/7/1993	561	Manual	2,800					REROOF

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	BS	Barbara S
5/18/2010	Info Fm Plan	BR	B Rossignol
10/20/2008	Meas/Inspect	189	PATRIOT
12/29/1999	Meas/Inspect	243	PATRIOT
10/2/1989	Meas/Inspect	189	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	2	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:	1	Rating: Average

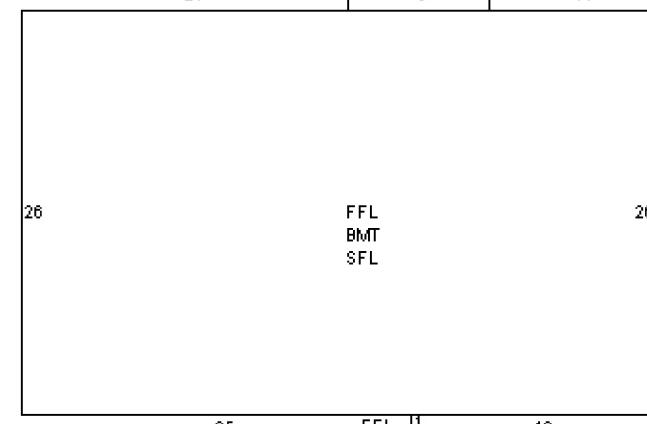
**COMMENTS**

RRM ROUGH FINISH. OF=SINK IN BMT.

**SKETCH**

12	WDK
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21 9 11

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1961
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G12
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

**DEPRECIATION**

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

**CALC SUMMARY**

Basic \$ / SQ:	125.00
Size Adj.:	1.13882685
Const Adj.:	0.99989998
Adj \$ / SQ:	142.339
Other Features:	130940
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	511165
Depreciation:	55206
Depreciated Total:	455959

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	142.34	
Special Features:	0	Val/Su Net:	137.27	
Final Total:	456000	Val/Su SzAd:	212.29	

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**PARCEL ID**

177.0-0002-0017.B

**SKETCH****IMAGE****AssessPro Patriot Properties, Inc**